

# Exhibit D



**OCWEN REALTY ADVISORS**

File # 40906240  
Order # 40906240\_1

Date 05/05/2009  
Date Ordered 5/4/2009

**THIS BROKERS PRICE OPINION IS INTENDED FOR USE BY OCWEN REALTY ADVISORS FOR INTERNAL PURPOSES ONLY.**

**SUBJECT**

Property Address 167-02 111th Avenue City Jamaica State NY Zip Code 11433 County Queens  
Borrower Dhankumari Singh Project Type ☒ PUD ☐ Condominium Assessed Value \$ 160,000.00  
APN/Legal Desc. 451020526  
Is the property currently listed? ☐ Yes ☒ No Current/Prior Subject Property Listing: Price Date  
Current Listing Agent Agency Phone #

**NEIGHBORHOOD**

**Note: Race and the racial composition of the neighborhood are not factors.**

Location ☒ Urban ☐ Suburban ☐ Rural Property values ☐ Increasing ☐ Stable ☒ Declining  
Built up ☐ Over 75% ☐ 25-75% ☒ Under 25% Demand/supply ☐ Shortage ☐ In balance ☒ Over supply  
Growth rate ☐ Rapid ☐ Stable ☒ Slow Marketing time ☐ Under 3 mos. ☐ 3-6 mos. ☒ Over 6 mos.  
Appreciation/Depreciation over past year: -14.00 % No. of Active Listings in Neighborhood: 75 Vacancy Rate: 5-10%  
Neighborhood Sale Prices range from: 150,000.00 to \$ 700,000.00 Listing Prices range from: 150,000.00 to \$ 699,999.00  
Predominant Occupancy: ☒ Owner ☐ Tenants Estimate # in Neighborhood: Vacant/Boarded 50 REO Listings 50

**SITE IMPROVEMENTS**

Property Type Single Family Residence No. of Stories 2 Type (Det./Att.) Detached Occupant: ☐ Owner ☒ Tenant ☐ Vacant  
Does the property generally conform to the neighborhood in terms of style, condition, and construction materials? ☒ Yes ☐ No Manufactured Housing ☐ Yes ☒ No  
Are Subject Improvements impacted by: ☐ Fire ☐ Vandalism ☐ Condemnation ☐ Environmental Hazards ☐ Flooding

**SALES COMPARISON ANALYSIS**

FEATURE	SUBJECT	SALE 1	SALE 2	SALE 3
Address	167-02 111th Avenue	156-02 111th Avenue	157-12 108TH Avenue	164-12 104 Road
City	Jamaica	Jamaica	Jamaica	Jamaica
State	NY	Ny	NY	NY
Zip Code	11433	11433	11433	11433
Proximity to Subject		0.39	0.53	0.56
Original List Price	\$	\$ 160,000.00	\$ 178,000.00	\$ 185,000.00
List Price When Sold	\$	\$ 160,000.00	\$ 178,000.00	\$ 185,000.00
Sale Price	\$	\$ 160,000.00	\$ 178,000.00	\$ 185,000.00
Price/Gross Living Area	\$	\$ 126.98	\$ 141.38	\$ 143.52
Date of Sale		04/29/2009	04/08/2009	04/24/2009
Days on Market		120	120	120
Data & Verif. Sources	MLS	MLS	Comps Inc	Comps Inc
Sales or Financing	unknown	unknown	unknown	unknown
Concessions	0	0	0	0
REO/Foreclosure		Yes	Yes	Yes
Location/ Subdivision	Urban No	Urban No	Urban No	Urban No
Lot Size	2,500.00	2,225.00	2,509.00	2,620.00
Landscaping	Minimal	Minimal	Minimal	Minimal
View	Typical	Typical	Typical	Typical
Land Value	\$ 96,885.00	\$ 94,500.00	\$ 96,700.00	\$ 975,450.00
# of Units	1	1	1	1
Design (Style)	Colonial	Colonial	Colonial	Colonial
Actual Age (Yrs.)	84.00	84.00	89.00	84.00
Condition	Fair	Fair	Fair	Fair
Above Grade	Total Bdms Baths	Total Bdms Baths	Total Bdms Baths	Total Bdms Baths
Room Count	6 3 1.00	6 3 1.00	6 3 1.00	6 3 1.00
Gross Living Area	1,264.00 Sq. Ft.	1,260.00 Sq. Ft.	1,259.00 Sq. Ft.	1,289.00 Sq. Ft.
Basement and Finished	150	150	150	150
Rooms Below Grade	1	1	1	1
Garage/Carport	None	None	None	None
Other Amenities	None	None	None	None
Date of Prior Sales		04/29/2009	04/08/2009	04/24/2009
Price of Prior Sales	\$	\$ 160,000.00	\$ 178,000.00	\$ 185,000.00

Indicate Property Most Comparable to Subject (Check one)

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Reason for selecting most comparable sale:

All comps similar in gla, sqft, style and effective age. Single family home in urban neighborhood, close to all amenities. Comparables are in an REO driven area.

LISTING COMPARISON ANALYSIS												
FEATURE	SUBJECT			LISTING 1			LISTING 2			LISTING 3		
Address	167-02 111th Avenue			164-57 109th Ave			160-03 108th Avenue			128-36 147th St		
City	Jamaica			Jamaica			Jamaica			Jamaica		
State	NY			Ny			NY			NY		
Zip Code	11433			11433			11433			11433		
Proximity to Subject				0.48			0.47			0.69		
Current List Price	\$			\$ 159,000.00			\$ 170,000.00			\$ 189,000.00		
Current List Date				04/27/2009			03/23/2009			02/11/2009		
Original List Price	\$			\$ 159,000.00			\$ 170,000.00			\$ 189,000.00		
Original List Date				04/27/2009			03/23/2009			02/11/2009		
Price/Gross Living Area	\$			\$ 132.50			\$ 130.77			\$ 140.00		
Days on Market				9			60			95		
Data & Verif. Sources	MLS			MLS			MLS			MLS		
REO/Foreclosure				Yes			Yes			Yes		
Location/ Subdivision	Urban No			Urban No			Urban No			Urban No		
Lot Size	2,500.00			2,500.00			2,500.00			2,000.00		
View	Typical			Typical			Typical			Typical		
Land Value	\$ 96,885.00			\$ 94,500.00			\$ 96,750.00			\$ 96,900.00		
# of Units	1			1			1			1		
Design (Style)	Colonial			Colonial			Colonial			Colonial		
Actual Age (Yrs.)	84.00			79.00			94.00			64.00		
Condition	Fair			Fair			Fair			Fair		
Above Grade	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths
Room Count	6	3	1.00	6	3	1.00	6	3	1.00	6	3	1.00
Gross Living Area	1,264.00		Sq. Ft.	1,200.00		Sq. Ft.	1,300.00		Sq. Ft.	1,350.00		Sq. Ft.
Basement and Finished	150			100			150			150		
Rooms Below Grade	1			1			1			1		
Garage/Carport	None			None			None			None		
Other Amenities	None			None			None			None		
Date of Prior Sales				04/27/2009			03/23/2009			02/11/2009		
Price of Prior Sales	\$			\$ 159,000.00			\$ 170,000.00			\$ 189,000.00		
Indicate Property Most Comparable to Subject (Check one)				<input type="checkbox"/>			<input checked="" type="checkbox"/>			<input type="checkbox"/>		
<p>Reason for selecting most comparable listing:</p> <p>All comps similar in gla, sqft, style and effective age. Single family home in urban neighborhood, close to all amenities. Comparables are in an REO driven area.</p>												
<p>Explain all extraordinary characteristics of subject property, comparable sales and listings:</p> <p>According to compatible research comp values are based on current market condition and fair market value. Comparables are in an REO driven area.</p>												
Evaluator's Opinion of Value	Low \$ 160,000.00		Normal Marketing Time of 121-180 days.		Evaluator's Opinion of Value		Low \$ 135,000.00		High \$ 160,000.00 30 Day Marketing Time			
Date Completed:	05/05/2009		Evaluator's Name: Lucille Yulo		Phone Number: (516) 318-2035							
Broker's Years of Experience	3.00		Broker's Distance to Subject		8.00		License Number: 10401210038					

**SUPPLEMENTAL ADDENDUM**

File # 40906240

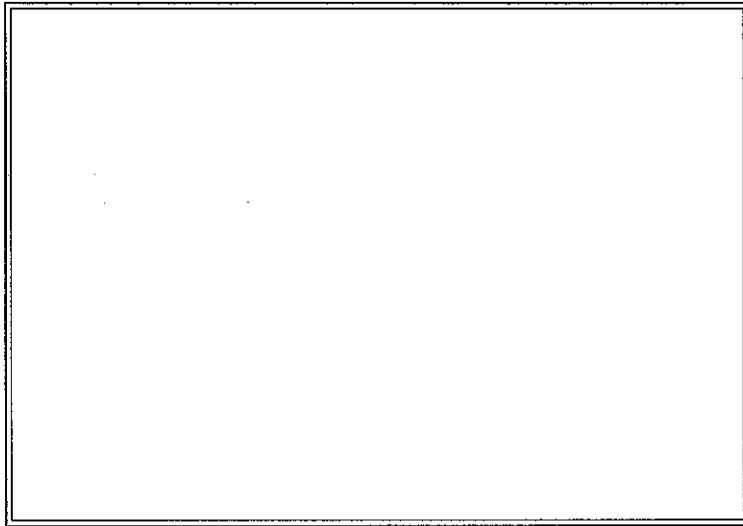
Probable Sale Price	90-Day Marketing Time	120-Day Marketing Time	180-Day Marketing Time
As Is	160,000.00	160,000.00	160,000.00
Comments: (Describe your marketing strategy and reasons for As Is recommendation)			
Priced according to current market condition and based on REO driven area.			

Borrower:	Dhankumari Singh	File No.:	40906240
Property Address:	167-02 111th Avenue	Case No.:	40906240 1
City:	Jamaica	State:	NY
Lender:		Zip:	11433



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date:  
Appraised Value: \$



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

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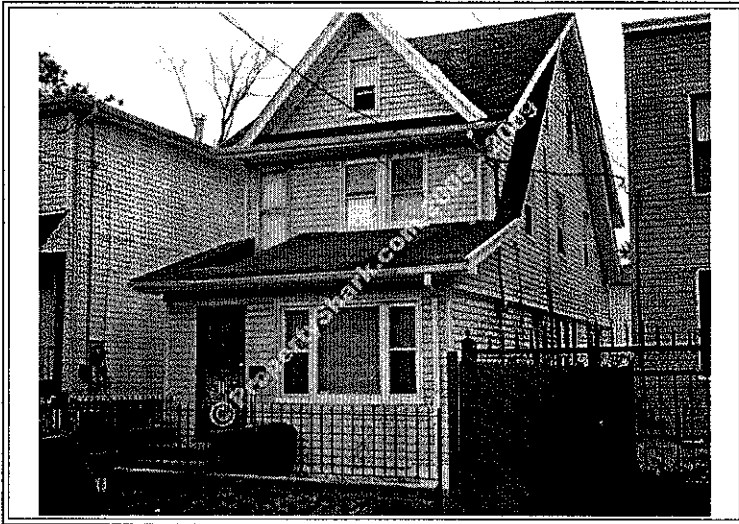


**COMPARABLE SALE #1**

156-02 111th Avenue

Sale Date: 04/29/2009

Sale Price: \$ 160,000.00

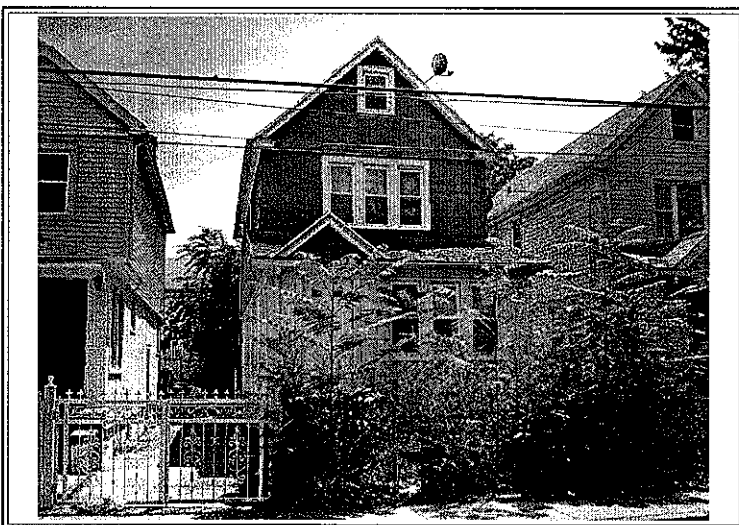


**COMPARABLE SALE #2**

157-12 108TH Avenue

Sale Date: 04/08/2009

Sale Price: \$ 178,000.00



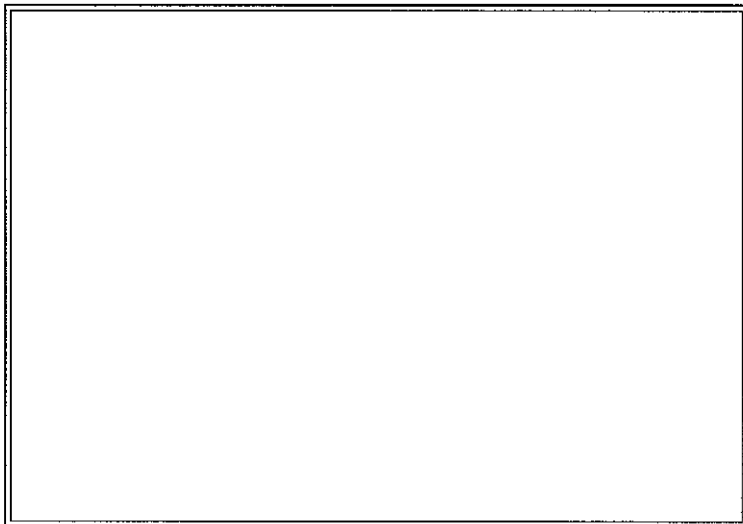
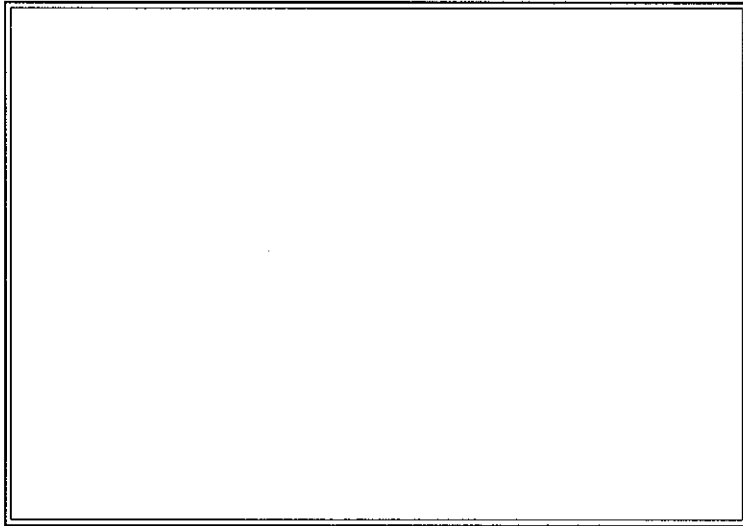
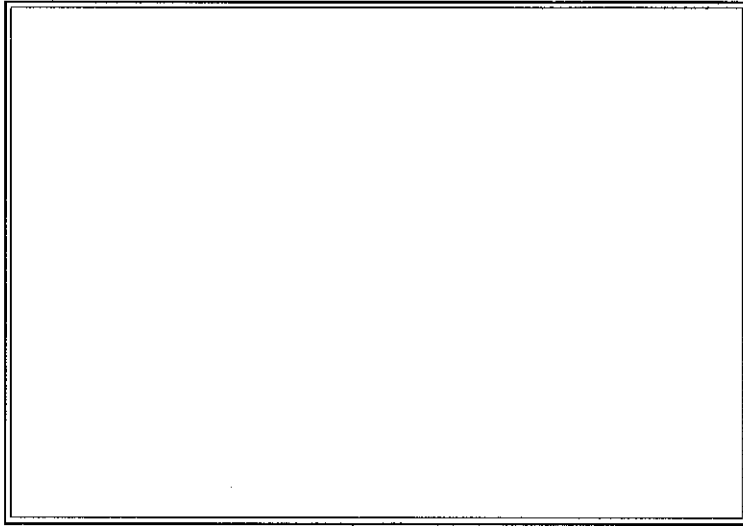
**COMPARABLE SALE #3**

164-12 104 Road

Sale Date: 04/24/2009

Sale Price: \$ 185,000.00

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LOCATION MAP

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Lender:		Zip:	11433

